MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM BLACK MOUNTAIN RANCH (SUBAREA I) SUBAREA PLAN IN THE NORTH CITY FUTURE URBANIZING AREA LDR NO. 96-7902

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

A mitigation monitoring and reporting program was adopted with the approval of the Black Mountain II VTM/PRD, which is hereby incorporated by reference. The mitigation monitoring and reporting program for Black Mountain Ranch Subarea I is under the jurisdiction of the City of San Diego and other agencies as specified below. The following is a description of the mitigation monitoring and reporting program to be completed for the project. Tables and figures from the EIR for the project are referenced in the following text.

1. LAND USE

a. Impact: The Subarea I Plan has been prepared consistent with the requirements of Council Policy 600-40 and, overall, is consistent with RPO with respect to encroachments to steep slopes, biology, and cultural resources. There are wetlands and floodplain included within development areas that could be encroached upon for access and utilities. As such, this would represent a significant land use impact.

a. Mitigation: Future site-specific development will need to include the 100-foot-wide wetland buffers, demonstrate that proposed encroachments into wetlands for road and utility crossings are unavoidable, and provide mitigation for the encroachments to wetlands consistent with the City Biology Guidelines. State and federal permits must be approved by U.S. Army Corps of Engineers and California Department of Fish and Game if encroachment to wetlands occurs in future development.

b. Impact: Future development in the northeast perimeter property has the potential to conflict with the viewshed in the SDRP La Jolla Valley landscape unit. Adoption of Community Design Guidelines in the Subarea I Plan would serve to minimize the potential conflicts.

b. Mitigation: Residential development adjacent to the FPA in the northeast perimeter property could impact the viewshed from the FPA. This potential impact could be mitigated by implementing Community Design Guidelines to reduce the visual and physical encroachment of development into the FPA. Landscape guidelines would limit the kinds of ornamental trees and shrubs planted around residences and would require natural transition areas within rear yards of lots fronting open space.

Community Design Guidelines are included in the Subarea I Plan which apply to the northeast perimeter property to minimize these potential impacts. Guidelines addressing these issues shall be included in subsequent tentative maps and planned development permits submitted for future site specific development. Specific compatibility would be assessed in subsequent environmental review before the future development could take place.

2. TRANSPORTATION/TRAFFIC CIRCULATION

Impact: The Subarea I project would contribute to significant direct impacts to levels of service on the road and freeway segments identified on **Table 4B-14**. Also, the Subarea I project would incrementally contribute to significant cumulative impacts to levels of service on the roadway segments identified on **Table 4B-15**.

Mitigation: The transportation improvements associated with the Black Mountain Ranch II VTM and each development phase of Subarea I are presented on **Table 4B-5**. These improvements shall be assured to the satisfaction of the City Engineer prior to development within each phase.

The Subarea I phased transportation improvements and range of mitigation measures were derived from a subregional traffic model that made an equivalent assumption for development elsewhere. These assumptions were based on the density and rate of buildout assumed for the NCFUA, as well as for approved and reasonably foreseeable projects proposed for the adjoining county areas through the year 2015. Because this range of possible mitigation measures is based on forecasts and assumptions of future traffic from a variety of proposed projects, and due to the fact that this EIR contains a subarea plan-level of analysis, the final mitigation program necessarily will be further refined in connection with CEQA review of future tentative maps for specific development projects within the subarea. As a result, the improvements and phasing may be modified and different mitigation measures or phasing may be substituted to the satisfaction of the City Engineer, so long as the mitigation measures to be implemented are determined to meet or exceed the level of mitigation provided for in this traffic analysis.

3. BIOLOGICAL RESOURCES

Impact:

- The direct loss of 16.7 acres of Tier II Diegan coastal sage scrub, 12.9 acres of Tier IlIA southern mixed chaparral (including recovering disturbed chaparral), and 0.3-acre of willow scrub on the southeast and southern parcels; and 1.4 acres of disturbed wetlands, on the southwest property would be significant direct impacts. The additional loss of 176.8 acres of Tier IIIB non-native grassland within all the perimeter properties when added to the ongoing loss of open grassland in the region would be a significant direct and cumulative impact. Raptor foraging habitat and prey species would be adversely affected by grassland loss which contributes to the significant cumulative loss regionally. Loss of wetlands is also a cumulative significant impact.

- Impacts to three pairs of coastal California gnatcatcher through reduction in habitat (one each on the northeast, southeast and south properties) would be a direct significant impact. Other indirect impacts to wildlife from construction noise, artificial lighting and other habitat degradation would also be considered potentially significant.

- Impacts to the orange-throated whiptail, San Diego horned lizard, southern California rufous-crowned sparrow, grasshopper sparrow, loggerhead shrike, black-shouldered kite and blue grosbeak, which inhabit the perimeter parcels would also be a significant direct impact. The impacts to western dichondra, coast barrel cactus and dudleya (northeast), and ashy spike-moss (southeast) sensitive plant species would also be significant.

- Edge effects (indirect impacts caused by predation by pets, lighting, invasive plants, and noise during construction) from residential development adjoining the MHPA are potentially significant.

Mitigation:

Upland Vegetation and Sensitive Species. Mitigation for significant direct and indirect impacts to upland resources would be mitigated by implementation of mitigation consistent with the City's MSCP Subarea implementing regulations and Biology Guidelines. Mitigation for impacts to Tier II coastal sage scrub, Tier IlIA mixed chaparral, and Tier IIIB non-native grasslands would be provided by acquisition and conservation of Tiers I, II, or III habitats at the time that development plans are submitted. The City's 1997 Biology Guidelines require replacement ratios of 1:1 for Diegan coastal sage scrub, and 0.5:1 for southern mixed chaparral, and non-native grassland for impacts occurring outside the MHPA if the mitigation lands are dedicated within the MHPA. If the impacts are outside the MHPA, the ratios are lowered to 0.5:1 for mixed chaparral and non-native grasslands. The perimeter properties would impact 16.7 acres of Tier II sage scrub and 13.8 acres of Tier IlIA southern mixed chaparral outside the MHPA. Future development would also impact approximately 176.8 acres of Tier IIIB non-native grassland outside the MHPA. This would require the preservation of 112 acres of habitat within the MHPA to be conserved on-site, acquired off-site, and located within the MHPA or revegetated (16.7 acres of Tier II coastal sage scrub, 6.9 acres of Tier IlIA southern mixed chaparral, and 88.4 acres of Tier IIIB non-native grasslands). The conserved habitat must be shown to be viable and assured prior to any grading or displacement of existing habitat. Impacts to non-native grasslands are cumulative significant and unmitigated.

The revegetation could be targeted for areas adjacent to occupied habitat patches to expand their size and to extend the area of habitat to connect the San Dieguito River and Black Mountain Park. The area of existing and revegetated habitat would be large enough to reasonably ensure occupation and continued viability of breeding coastal California gnatcatchers.

Riparian Vegetation. Impacts to wetlands and riparian habitat within the Black Mountain Ranch II VTM/PRD are being mitigated through a revegetation program approved by the USACE, CDFG, and City of San Diego. The further loss of 1.7 acres of wetlands (0.3 acre of willow scrub and 1.4 acres of disturbed tamarisk scrub), located in the southeast and southwest perimeter properties, and 0.11 acre of willow scrub, 0.92 acre of mule fat scrub, and 0.36 acre of freshwater marsh would be potentially mitigated by extension of the approved revegetation program of riparian habitat along Lusardi Creek in La Jolla Valley. Wetland habitat (willow scrub and freshwater marsh) impacted by the development of the property would be replaced at a 3:1 ratio (2.3 acre) and revegetated or enhanced with riparian taxa. Tamarisk scrub and mule fat scrub would be mitigated at a ratio of 2:1 (4.6 acres). The revegetation would take place within an average 400-footwide riparian corridor along Lusardi Creek. The riparian plantings would include marsh reeds (Juncus sp., Scirpus sp., Typha sp. and Anemopsis sp.), willow scrub trees and shrubs (Salix sp., Baccharis sp.; and [va hayesiana]), and riparian woodland trees (Platanus racemosa, Populus fremontii and Quercus agrifolia). The revegetation plan would restore and enhance riparian areas that had been disturbed and denuded by prior agricultural use. Cumulative impacts remain significant and unmitigated.

Other Measures to Minimize Impacts

Covered Species Special Conditions. Two MSCP-covered plant species occur on the northeast perimeter property: variegated dudleya (Dudleya variegata) and coast barrel cactus (Ferocactus viridescens) for which specific management directives apply. These include minimization of edge effects (all), minimization of recreational use impacts (dudleya), and prohibiting collection and fire management (coast barrel cactus). The MHPA boundary has been designed to minimize edge effects (species are within the open space area within the subarea) and brush management will be incorporated into future development envelopes. These measures would be shown in future development proposals for the northeast property development area of the northern village.

One reptile species, the San Diego horned lizard (Phymosoma coronatum blainvillel), was observed on the southwest perimeter properties. Management actions directed to this species include maintaining native ant species for forage, discouraging frequent irrigation within and around the perimeter of the MHPA, and minimizing edge effects. Restricting the planting at the edge of the MHPA to drought-tolerant plants would be incorporated into landscape and design guidelines for residential development adjoining the MHPA in future site-specific development proposals consistent with Subarea I Plan guidelines. The orange-throated whiptail was observed in the northeast perimeter property. Special management conditions are directed at the minimization of edge effects.

Two species of birds covered by the MSCP were observed on the perimeter properties: California gnatcatcher (all) and southern California rufous-crowned sparrow (south, southeast, and southwest). Management directives apply to the rufous-crowned sparrow include maintenance of dynamic processes, such as fire, to perpetuate open phases of coastal sage scrub with herbaceous components. The MSCP guidelines for California gnatcatcher provide area-specific measures to reduce edge effects and minimize

disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fires, and management measures to maintain or improve habitat quality including vegetation structure. Land use adjacency measures are included in the Subarea I Plan and would be incorporated into future development proposals (e.g., no clearing of occupied habitat within the City's MHPA and the county's Biological Reserve Core Areas may occur between March 1 and August 15).

Indirect effects can be minimized through restricting construction activities adjacent to habitat areas during breeding seasons, incorporating appropriate land use adjacency guidelines, and requiring controls for erosion and sedimentation. The following measures would be incorporated in future development proposals:

1. Any artificial lighting associated with development, including parking lots adjacent to the MHPA, would be selectively placed, shielded, and directed away from the MHPA.

2. Future maps and grading plans for development would specify that grading would not occur beyond the limits of an approved grading envelope. Grading plans would indicate all natural open space areas as off-limits to equipment or other disturbance. The grading plans would require that a preconstruction meeting be held to describe to all construction personnel the required avoidance techniques and areas to be avoided and that prior to any work, the construction supervisor and the biologist together would mark the grading limits to ensure against impacts to the MHPA. The grading plans would also specify that a biologist be on-site to monitor grading activity adjacent to biologically sensitive lands.

3. Cut and fill slopes adjacent to natural open space and some of the disturbed habitats within the MHPA would be revegetated to reestablish native habitat types. Such slopes would be revegetated as quickly as possible to prevent erosion of graded areas and resultant siltation elsewhere. Under no circumstances would graded cut or fill slopes remain denuded during the rainy season. The requirements for revegetation would be shown on the tentative map and grading plans.

4. Indirect impacts to the willow riparian scrub would be avoided by the establishment of a buffer zone of at least 100 feet between the outer edge of the willow riparian canopy and any development. The buffer zones may be less than 100 feet if it can be shown that the adjacent use would not impact the quality of the habitat. The buffer zones would be shown as open space on the tentative map, final map, and grading plans.

5. Prior to the issuance of a grading permit for the project, the applicant would have received a federal Clean Water Act Section 404 permit and an agreement under Section 1600 of the Fish and Game Code which are required for alterations to streambeds and for filling in the riparian scrub, mule fat scrub, disturbed nicotianaltamarisk scrub, and freshwater marsh wetlands vegetation. The applicant would demonstrate compliance with mitigation conditions to the satisfaction of the permitting agencies.

6. The applicant would provide a notice to each buyer prior to sale that risks to pets exist due to the presence of coyotes, bobcats and other natural predators which inhabit the natural open space in the area.

7. Prior to the construction of hiking or equestrian trails or bike paths not constructed within road rights-of-way, a qualified biologist would walk the proposed trail alignments and delineate an acceptable route that avoids or minimizes encroachments into sensitive habitats and avoids impacts to sensitive plant species. The biologist would delineate the trail route on maps and submit them with recommendations for construction methods and areas that should be avoided to the Manager of the Park and Recreation Department and the Deputy Director of the MSCP section.

8. Brush management and fire control measures would be limited to City requirements and excess habitat loss would be avoided. Brush management shall be the responsibility of the homeowners association and would be conducted in strict conformance with the brush management requirements of the landscape plan. Hand clearing or selective thinning of flammable species and dead wood should be used for any fire control measures required within the brush management area. Sensitive plant species would be identified in the brush management plan and their removal restricted. As a part of the tentative map submittal, the brush management plan would be reviewed and approved by the City Fire Department and the Environmental Review Manager of the Land Development Review Division.

9. Development along the boundary of the MHPA would include provisions for barrier walls, fencing, plantings, or other means to direct public access and restrict pet encroachment into the MHPA as identified in the Subarea I Plan.

10. Grading or construction for future development adjacent to the MHPA during the nesting season would include temporary noise barriers or other measures to minimize noise impacts to sensitive species.

Cumulative significant unmitigated impacts to wetlands and non-native grasslands can only be avoided through adoption of the No Project Alternative, as discussed in the **Community Design Element**.

4. HYDROLOGY

a. Impact: The increase in runoff due to the introduction of streets, roads and other hardscape surfaces could result in adverse impacts to drainage to the west, but can be mitigated to below a level of significance though design of a drainage system and incorporation of sediment basins and flow control.

a. Mitigation: As mitigation for the increased runoff, water surface elevations as determined by a HEC-2 analysis shall be used to provide design specifications for site drainage to protect individual sites and adjacent properties from future development within Subarea I. Interceptor ditches and detention/desilting basins shall be provided to allow water to accumulate and be released back to the natural watercourse at a rate similar to the existing conditions. Sediment basins shall be placed in swales to protect

downstream properties. Detailed design of any desilting basins recommended for the southeast perimeter property and BMPs (see below) shall be required as conditions of subsequent tentative maps for development within these areas.

b. Impact: The implementation of the Subarea I Plan has the potential to significantly impact water quality (both directly and cumulatively) in the San Dieguito River and Lagoon. Such impact may be associated with increased erosion, siltation, sedimentation and downstream flooding from project-related activities.

b. Mitigation: The following measures would reduce levels of erosion sedimentation and runoff during construction activities. The Plan shall require that these or equivalent measures be conditions of future tentative maps in Subarea I.

1. Hydroseeding and landscaping of any cut/fill slopes disturbed or built during the construction phase of this project with appropriate ground cover vegetation shall be performed within 30 days of completion of grading activities.

2. Areas of native vegetation or adjoining slopes to be avoided during grading activities shall be delineated to minimize disturbance to existing vegetation and slopes.

3. Artificial ground cover, hay bales, and catch basins to retard the rate of runoff from manufactured slopes shall be installed if grading occurs during wet weather season, November 1 through April 1.

4. Fine particulates in geologic materials used to construct the surficial layers of manufactured slopes shall not be specified unless a suitable alternative is not available.

5. Temporary sedimentation and desilting basins between graded areas and streams shall be provided during grading.

Development in the southeast perimeter property may require detailed design and construction of additional desilting/detention basins not already approved under the Black Mountain Ranch II VTM. These basins would use extended detention methods to maximize their usefulness in controlling erosion and sedimentation impacts. The basins shall be constructed and maintained by the developer during construction. Once the project is completed, responsibility for the maintenance of these basins would be transferred to the homeowners association. The construction of these basins would mitigate the increased silt direct impacts to below a level of significance. Cumulative impacts to San Dieguito Lagoon, however, would still be considered an incremental and significant impact. This significant impact is unmitigable and may only be avoided by adoption of the No Project alternative.

The requirements for sedimentation basins and the use of Best Management Practices shall be noted on future tentative maps. It shall also be a condition of future tentative maps that permanent basins and all other drainage facilities shall be constructed prior to issuance of building permits.

The following is a description of some Best Management Practices which would be incorporated into the design of the detention/desilting basins.

Desilting Basin. Desilting basins act as traps for site-generated sediments, thereby reducing the negative impacts from erosion and sediment transport. A flow control device located in the basin would control the outflow from the project site and allow for ponding in the basin. The ponded water would contain sediments and dissolved pollutants that have adhered to the soil particles. These particles would be removed through the sedimentation and siltation process, accumulating at the bottom of the basin. The sediments can then be removed and disposed of properly on a periodic basis. The desilting basins would be permanent structures to ensure that sediment would not be transported from the site. The basins would be cleaned and invasive vegetation removed periodically.

Extended Detention. To achieve efficient pollutant removal rates from an urbanized project site, the use of permanent extended detention facilities can be employed. The detention facility provides temporary storage for increased runoff from the project site due to urbanization; the storage facility is usually a dry pond/basin system. Site-generated pollutants can consist of oil and grease, biological nutrients, oxygen-demanding organics, toxic organics and metals. Pollutant removal is achieved through the extended detention method, in which sediments and chemical constituents are allowed to accumulate at the bottom of the basin through the sedimentation process. Extended detention facilitates the adequate removal of particulate pollutants. To enhance the removal of soluble pollutants, marsh planting can be provided in the bottom of the basin. Cleaning and removal of invasive vegetation would occur on a periodic basis.

The following is a description of some Best Management Practices which, with the two detention basins, shall be conditions of future approvals (e.g., PRDs and landscape plans) for development within Subarea I:

Filter Strips. Filter strips can be utilized to enhance pollutant removal from the site. Filter strips are planted with erosion-resistant grasses or plant species and are designed to spread flows from the site into a wide area where overland sheet-flow conditions can occur. The vegetation within the strips slows the flows, causing heavier particulates to fallout of suspension, and also acts as a biological filter when direct absorption of dissolved pollutants occurs. The use of vegetation to reduce the flow velocities also allows for enhanced soil infiltration to take place. The soil also acts as a filter; dissolved pollutants are absorbed onto the soil particles. This is an important method for removal of dissolved heavy metals and phosphorus (fertilizers). Biological activity in the soil can also metabolize toxic organic contaminants (pesticides).

Source Control. An integral part of achieving adequate pollutant removal from collected storm water is the implementation of source control practices that reduce the amount of contaminants of the ground surface that can come in direct contact with surface flows. These practices include:

1. Cover outdoor storage facilities that contain potential contaminants.

2. Encourage proper use and disposal of materials including fertilizers, pesticides, and herbicides and including appropriate methods, rates, and frequency of application of these chemicals.

3. Encourage alternative methods for controlling weeds and insects using physical, biological, and lower-toxicity methods.

4. Recycle chemicals to the extent possible, and dispose of materials in a safe and proper manner.

The following measure was incorporated by reference from the Black Mountain Ranch II VTM/PRD EIR:

- Monitoring for TDS and nutrient levels shall be required on a regular basis by the RWQCB. If the levels exceed waste discharge requirements for the use of reclaimed water in the basin, the discharge must cease until proper treatment has been accomplished or the reclaimed water has been diluted to meet the requirements.

5. LANDFORM ALTERATION/VISUAL QUALITY

a. Impact: Future extensions of Camino Ruiz to the north, Camino del Norte and Carmel Valley Road east of Black Mountain Road would result in cut and fill slopes in excess of 30 feet in height and would exceed City grading thresholds. Due to the need to cross La Zanja Canyon for Camino Ruiz and Carmel Valley Road and, in the future, Lusardi Creek/La Jolla Valley to extend Camino Ruiz northward, and the otherwise varying terrain across the site, there would be no alignment within the project which would avoid or substantially lessen the landform alteration impacts while maintaining the regional circulation objectives. This would be a significant impact.

The amount of grading for future development areas cannot be fully quantified at this time, as lot grading would be part of the specific design concepts for the individual areas. None of the areas except the finger ridges fronting La Jolla Valley contain steep slopes or other major topographic features. The potential landform impacts for the areas other than the finger ridges are not expected to be significant. Grading of the finger ridges may result in significant adverse effects as identified in the 1995 Black Mountain Ranch II VTM/PRD EIR.

The amount and severity of grading for development proposed for the four perimeter ownership areas cannot be quantified at this time, as lot grading would be part of the specific design concepts for the individual areas. In general, grading of the northeast and southeast perimeter properties may result in significant adverse landform impacts.

The potential landform impacts from grading would be evaluated in future environmental review of development plans for these areas.

a. Mitigation: The following measures would be incorporated into approvals to partially mitigate direct impacts for any future development within Subarea I.

Individual lot development for Subarea I would include guidelines that specifically address grading techniques to minimize large manufactured or major alterations to underlying terrain. The guidelines would place limitations on the severity of slopes and require blending and contouring to natural adjacent slopes with appropriate landscaping. Pertinent requirements would include:

1. Design structures to fit the natural landform.

2. Locate architectural and site elements at different elevations to avoid grading one large pad.

3. Utilize stepped building foundations or retaining structures as an alternative to conventional cut and fill methods.

4. Encourage site development that avoids steeply sloping terrain.

5. Locate site access roads and driveways to follow natural contours.

6. Encourage daylight cut situations where pads interface with natural open space.

7. Blend transitional manufactured slopes with the natural slope.

8. Balance earthwork on the individual lot when possible to avoid soil import or export.

9. Do not grade outside individual property lines.

10. Employ blending and rounding techniques where manufactured slopes meet natural ground.

11. Vary slope gradient and width and contour edges to achieve a more natural appearance to slope banks.

12. Limit the height and gradient of slopes fronting open space to ten feet at 2:1 and to no more than 30 feet in any case.

Implementation of the grading techniques would be shown on the tentative maps and would be assured through the approval of the final grading plans. Those slopes, which are visible from major roadways and public viewing areas, would vary slope gradient, width and contour edges, and use blending and rounding to blend to natural slopes. The applicant would clearly indicate on the grading plans special design requirements for slopes that are to be graded. Grading for major slopes would minimize encroachment into sensitive vegetation. A note would be included on the grading plans for the tentative and final grading plans for all future development indicating that the grading techniques are environmental mitigation measures.

Grading for major roads and other common facilities and areas must include provisions for erosion control and hydroseeding. Landscape plantings for native shrubs or exotics as shown on the overall landscape plans must be shown on the grading plans. The landscape plans would be implemented in phases coincident with development phases.

Prior to the issuance of grading permits, the Development Coordinator would review the grading and landscape plans to ensure that sensitive grading techniques are being utilized and that manufactured slopes are landscaped in conformance with the conceptual landscape plan. Areas shown as open space would be flagged in the field and construction crews would be restricted from these areas. The applicant would retain a soils engineer to monitor the grading and construction and a landscape architect to monitor revegetation of the project. Landscaping would be in place along the developed roadways and development areas prior to issuance of building permits for each area. The soils engineer and landscape architect would submit in writing to the City Engineer and provide certification that the project has complied with the required mitigation measures on the grading plans. Only after the Development Services Manager and City Engineer approve the grading would recommendations be made to the City Council for the release of the subdivision bond.

Direct impacts remain significant, however. The No Project and Development Without a Phase Shift alternatives would reduce the impacts, but not to a level below significance.

b. Impact: The creation of manufactured slopes greater than 30 feet in height associated with grading for circulation element roads would cause a significant visual impact to the viewshed from both Black Mountain Park and the SDRP.

Future Specific Plan development at Santa Fe Valley may be adversely impacted by the northern village development.

Development of the resort hotel may result in significant visual impacts but would be made compatible with incorporation of the mitigation measures listed below.

Potential impacts to views from the FPA to future development around La Jolla Valley including the northeast perimeter property and impacts to views from Black Mountain Park of the future residential development within the southeast perimeter properties may be significant.

b. Mitigation: Visual impacts associated with the cut and fill slopes from the roadways would be partially mitigated by sensitive grading techniques (contouring, varying slope face to present more natural appearance, and minimizing slope height and aspect) landscaping and revegetation, which were made conditions of future grading permits as part of the Black Mountain Ranch II VTM/PRD EIR. These measures or similar measures to minimize visual impacts from manufactured slopes will be implemented once Subarea I development is approved.

In addition, design guidelines, such as residential lot grading, siting of structures, architectural styles, setbacks and exterior use areas, walls and fences, exterior lighting and landscape, would be included to maintain a consistent community character throughout Subarea I. Development along the edge of any open space visible from public open space areas, parks, trails, and major roads shall include these or similar design standards that address visual character.

Direct impacts to views from the FPA to residential areas within the subarea would be partially mitigated by future conditions of tentative maps and grading permits. The guidelines would include measures to restrict the size and aspect of residential lot grading, provide adequate setbacks and visually compatible landscaping around residential structures so as not to be visible from the creek bed in the valley floor, and require the use of structural design guidelines and landscape plans. Lots bordering on the rim of La Jolla Valley would be subject to guidelines which encompass building setbacks, a naturalized planting transition zone from the edge of the open space, grading restrictions to minimize heights of graded pads or severity of graded slopes fronting to open space, landscape palette, and exterior architectural styles, colors, materials, and roofing guidelines.

Architectural and landscape design and treatment would mitigate potential significant visual impacts from development of the resort hotel.

Potential impacts to the Santa Fe Valley from development of the northern village would be mitigated through siting lower-density development along the northern edge of the village area, through architectural design and landscaping.

Guidelines compatible with existing surrounding development would be made a requirement of future tentative maps and other development approvals.

Direct visual impacts associated with the cut and fill slopes from the roadways would not be fully mitigated.

6. AIR QUALITY

Impact: Development of Subarea I would create significant direct and indirect air quality impacts, and contribute to the region's current inability to meet air quality standards, thus adding incrementally to a significant cumulative impact.

Mitigation: In order to reduce construction-related air quality impacts, if feasible, the area being graded at any one time would be minimized. Also, if possible, low pollutant-emitting construction equipment would be used and the equipment would be equipped with prechamber diesel engines or their equivalent. Electrical construction equipment would be used if feasible.

In addition, dust control during construction and grading operations would be regulated in accordance with the rules of the San Diego APCD. The following measures would reduce fugitive dust impacts:

1. All unpaved construction areas would be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents would be applied during dry weather or windy days until dust emissions are not visible.

2. Trucks hauling dirt and debris would be covered to reduce windblown dust and spills.

3. On dry days, dirt and debris spilled onto paved surfaces would be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites would be cleaned daily of construction-related dirt in dry weather.

4. On-site stockpiles of excavated material would be covered or watered.

To reduce construction-related vehicle emissions, ride share opportunities would be encouraged and construction vehicle access would be limited to roads determined in a temporary traffic construction management plan. In addition, construction staging areas would be as far away from existing or completed residences as possible. Construction activities would also be limited to the hours of 7 A.M. to 7 P.M. Monday through Saturday under San Diego's Noise Ordinance Section 36.410 for operating construction equipment.

Incorporation of these measures, combined with the fact that construction is a one-time impact, would reduce potentially significant air quality impacts to below a level of significance.

Measures to reduce vehicle miles traveled, such as provision of bike lanes, sidewalks, and transit facilities, which have been discussed above, would be incorporated into the proposed development of the remaining parts of Subarea I. No additional mitigation measures for long-term direct and cumulatively significant air quality impacts is available other than compliance with the goals and objectives of the RAQS.

7. GEOLOGY AND SOILS

a. Impact: There are no significant soil or geologic conditions which were observed or known to exist within Subarea I which would preclude implementation of the Plan. However, potentially significant geologic conditions exist which would require mitigation as part of any future tentative maps.

a. Mitigation: Implementation of the conclusions and recommendations in the geotechnical report prepared for Black Mountain Ranch (Geocon Incorporated 1991) would mitigate the potentially significant effects within its future development areas to below a level of significance. These measures are summarized below. Implementation of these measures shall be made conditions of approval for future tentative maps within Subarea I.

General Measures

1. The presence of landslides, weak claystones, uncompacted fill soils and potentially compressible colluvial and alluvial deposits require special consideration where development is planned. If weak claystones or landslides are present in areas proposed to be graded, stabilization measures in the form of buttresses or stability fills shall likely be required.

2. Very heavy ripping may be necessary within areas underlain by the Santiago Peak Volcanics, Lusardi Formation and gabbro. Deep cuts in the Santiago Peak Volcanics or gabbroic rocks shall require blasting. Special handling of the excavated rock and placement of oversized materials would also be anticipated.

3. Highly expansive soils may be encountered within the Delmar, Mission Valley, and Friars formations and some of the topsoils. It is anticipated, however, that there would be sufficient low expansive soils available on the site to mitigate the adverse impact of expansive soils where encountered.

4. Compressible alluvium and colluvium present along canyon alignments and on the lower flanks of the ridges shall require at least partial removal and recompaction where settlement sensitive improvements are planned.

5. Perched groundwater is anticipated to be present within the low-lying alluvial areas. Hence, remedial measures in the form of subdrains shall be required where filling of the drainage courses is planned.

Grading

1. For preliminary design purposes, it is recommended that proposed cut and fill slopes be planned no steeper than 2:1 (horizontal to vertical). Safe allowable slope heights shall generally be limited by the shear strength characteristics of the particular soil or rock conditions present. It is recommended that areas where high cut slopes are planned be investigated in detail to evaluate the potential impact of the local geology on the stability of the slopes.

2. Due to the increased grading costs associated with rock blasting and handling, it is recommended that planned excavations and underground utility lines for building pads shall be kept to a minimum within those portions of the site underlain by Santiago Peak Volcanics and/or gabbroic formations.

Drainage and Maintenance

1. Providing and maintaining proper surface drainage is imperative to assure soil stability and reduce erosion. All graded pads shall have drainage swales which direct storm or irrigation runoff away from structures or the top of slopes to control drainage facilities.

2. No storm or irrigation water shall be allowed to discharge over the top of cut or fill slopes.

Consultation and Plan Review

Prior to the finalization of the grading plans for other future tentative maps within the perimeter properties, detailed soil and geologic investigations addressing the proposed development shall be performed. The Development Services Department shall ensure that measures recommended in those reports shall be made conditions of the tentative maps and grading plans.

b. Impact: Without erosion control measures, there is a potentially significant increased erosion impact associated with the implementation of the Plan. These impacts would be mitigated to a level below significance by incorporation of appropriate control measures, as outlined below.

b. Mitigation: The following mitigation measures shall be carried forward for future tentative map approvals within Subarea I. These measures shall reduce the potential erosion impacts from grading and brush management to below a level of significance. These measures shall be made a condition of approval for future development within Subarea I.

1. Fill areas or areas stripped of native vegetation shall require special consideration, such as desilting basins, improved surface drainage, and early planting of erosion resistant ground covers to reduce the erosion potential.

2. Grading plans shall incorporate short-term erosion control measures, including planting on disturbed and manufactured slopes, grading to facilitate drainage away from the slope faces, use of hay bales and swales at the top of slopes, and construction of desilting basins, to the satisfaction of the City Engineer and the Development Services Manager. Any special grading techniques, as recommended in subsequent geotechnical investigations, shall be implemented.

3. Catch basins shall be provided during grading.

4. No grading shall occur between October 1 and April 30 unless an erosion control system has been made a part of grading plans to the satisfaction and approval of the City Engineer.

5. All manufactured slopes shall be immediately revegetated or hydroseeded with erosion-resistant plant mixes and irrigated to ensure plant coverage prior to the next rainy season. In areas to be included as naturalized open space, such plantings shall be noninvasive native grasslands and shrubs and include native plant mixes preferencing the surrounding native habitat.

6. Permanent erosion control measures, such as complete landscaping with drought tolerant, slope-stabilizing vegetation, shall be provided to the satisfaction of the City Engineer.

7. In areas near watercourses, construction sedimentation control measures, such as interim desiltation basins, gravel bags, hay bales or silt fences at the toe of slopes to prevent erosion, or punch straw or matting to stabilize graded slopes, shall be installed to prevent sloughing of materials into watercourses.

8. A brush management plan shall be prepared for subsequent tentative maps to the satisfaction of the City Fire Department and the Land Development Review Division of the Development Services Business Center.

Mitigation measures concerning grading shall be specified on grading plans for future tentative maps. The Development Services Business Center shall review the site preparation/grading and landscape plans for consistency with the above measures prior to issuance of a grading permit. Revegetation of manufactured slopes shall be inspected by a landscape architect or qualified biologist and a report submitted prior to issuance of building permits.

9. PALEONTOLOGY

Impact: Development within Subarea I would likely result in the destruction of additional significant fossiliferous areas. This would be a significant adverse impact on the region's paleontological resources. Mitigation measures presented below would reduce these adverse impacts from proposed development to below a level of significance.

Mitigation: Mitigation, monitoring, and reporting requirements for paleontological resources would be required as conditions of approval for future development within the northern and southern villages, the northwest and finger ridge residential clusters within Black Mountain Ranch and the northeast and southwest perimeter properties to reduce the adverse impacts of development upon paleontological resources within the remainder of Subarea I. These mitigation measures are drawn from past efforts and have proven successful in protecting paleontological resources while allowing the timely completion of developments in San Diego and elsewhere in southern California.

1. Prior to the issuance of grading permits or recordation of final maps, the applicant for future tentative maps would provide a letter verifying that a qualified paleontologist has been retained to implement the paleontological mitigation program. This letter would be presented to the Environmental Review Manager of the Land Development Review (LDR) Division. All persons involved in the paleontological monitoring of this project would be approved by EAS at least 30 days prior to the preconstruction meeting.

2. The qualified paleontologist would attend the preconstruction meeting to consult with the grading and excavation contractors. The requirement for a paleontological monitoring program would be noted on the grading plans.

3. The paleontologist or paleontological monitor would be on-site full time during the original cutting of previously undisturbed sediments of the Delmar Formation, Friars Formation, Mission Valley Formation, and Stadium Conglomerate at the project site

to inspect for contained fossils. The frequency of inspections would depend upon the rate of excavation, the materials excavated, and the abundance of fossils. The paleontologist would work with the contractor to determine the monitoring locations and amount of time necessary to ensure adequate monitoring of the project site.

4. In the event that fossils are encountered, the paleontologist (or paleontological monitor) would have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site. At the time of discovery the paleontologist would contact LDR. The LDR must approve salvaging procedures to be performed before construction activities are allowed to resume.

5. The qualified paleontologist would be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines, and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites would be recorded by the paleontologist at the San Diego Natural History Museum.

6. Prior to the issuance of a certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results (even if negative), analyses and conclusions of the above program would be prepared and submitted to LDR within three months following the termination of the paleontological monitoring program, and prior to the final inspection.

10. NOISE

Impact: Development in the Black Mountain Ranch future residential development areas, as well as the northern villages and the northeastern and southern perimeter properties may be exposed to future projected traffic noise levels greater than the City's standards.

Potential future construction-related noise impacts to existing residences could occur with development of the southwest perimeter property and the northern village. Impacts to sensitive wildlife within the MHPA may result from grading and construction in the southeast, northeast, and south perimeter properties. These impacts could potentially be significant short-term impacts.

Unless off-site pump stations are designed so that they achieve the noise level standards established in the City's noise ordinance, then significant impacts to surrounding residences may occur.

Noise from future flight operations at Marine Corps Air Station (MCAS) Miramar would not result in exposure to significant noise levels.

Significant noise impacts would not be generated by power lines or the potential future substation.

Mitigation:

Traffic Noise

Future Development Areas and Southern Perimeter Property. Future traffic noise levels may exceed City standards in portions of the future development areas within Black Mountain Ranch (northern village and residential areas) and the southern and northeastern perimeter properties. Future traffic noise levels about 50 feet from Camino del Norte, Camino Ruiz, and Carmel Valley Road are projected to be about 74 CNEL; traffic levels from Resort Street are anticipated to be 68 CNEL within 50 feet. Mitigation for exterior noise generally consists of the use of setbacks or construction of noise walls or berms. To achieve the City's exterior standard for residences, these wall or berms would have to achieve between three dB and eight dB reduction in noise. The effectiveness of a noise barrier depends on the relative locations and elevations of the noise source, barrier and receiver which are not known specifically. However, noise reductions up to ten dBA are generally attainable with noise walls or berms constructed of solid material (Bolt, Beranek, and Newman 1973:5-2). Therefore, mitigation of exterior noise levels to below City standards would be feasible. Specific design features of the barriers shall be provided when or once specific land uses are proposed, however.

To meet the interior noise standard of 45 CNEL with an outdoor environment of 74 CNEL shall require exterior to interior noise reduction of 29 dB. "Upgraded window glazing with mechanical ventilation could reduce noise by 20 to 30 dB" (City of San Diego 1991). Therefore, interior noise level standards may also be achieved for residences in the northern village and southern perimeter property using window glazing and mechanical ventilation.

Upon review of subsequent permits, additional analyses shall be completed which determine detailed locations and heights of noise barriers, locations and widths of setbacks, and exterior to interior attenuation requirements.

Construction-related Noise Impacts

To reduce construction-related noise impacts, all construction activities, except in an emergency, shall be limited to the hours of 7 A.M. to 7 P.M. Monday through Saturday, which are the times allowed in San Diego's Noise Ordinance Section 36.410 for operating construction equipment.

Construction occurring adjacent to existing residences or the MHPA will be required to implement measures to reduce noise from construction equipment. These measures may include seasonal restrictions on grading during sensitive species breeding seasons, assuring that on-site construction equipment is properly equipped with mufflers or other noise-attenuating equipment or that temporary noise attenuating walls or barriers are installed. These measures would be included in future development proposals and shown on construction drawings or plans as mitigation measures.

Pump Station Noise

In order to conform with the City Noise Abatement and Control Ordinance and mitigate potential impacts to below a level of significance, the pump stations shall be designed so that noise levels generated by the pump stations do not exceed 57.5 dBA L_{eq} at any residential property line.

MCAS Miramar

Lessening of nuisance impacts from aircraft overflights shall be achieved with the application of the following disclosure statement:
The development (within Subarea I) is located within the Julian Departure corridor used by fixed-wing aircraft departing from Marine Corps Air Station (MCAS) Miramar. While this development is considered compatible with these air operations, occupants will occasionally experience varying degrees of noise and vibration. Miramar normally operates between 7:00 A.M. and midnight Monday through Thursday, 7:00 A.M. to 6:00 P.M. Friday, and 8:00 A.M. until 6:00 P.M. on weekends and holidays. However, as a master jet base, MCAS Miramar may operate 24 hours per day, seven days per week. Therefore, on occasions operations may be on a 24-hour basis.

11. PUBLIC FACILITIES AND SERVICES

a. Impact: The additional elementary, middle, and high school students generated by the Subarea I plan development would contribute to the already overcrowded schools and is considered a direct and cumulatively significant impact. This impact would be reduced to below a level of significance by implementing the mitigation measures identified below.

a. Mitigation: Implementation of the following conditions and offers of dedication would reduce direct and cumulative school impacts from Subarea I development to below a level of significance:

1. Collection of required fees and setting aside three school sites, and provision of partial acreage for a future high school site.

2. Mitigation for school impacts would include implementation of a final financing agreement and phasing plan for future development in the subarea and the Poway Unified School District as identified in the school districts School Facilities Master Plan and Financing Plan for the Black Mountain Ranch Subarea, which mayor may not include participation in school facilities financing with other surrounding development projects. The Poway Unified School District proposes establishment of a Mello-Roos community facilities district; however, some other mutually acceptable means could be employed. Proof of a final financing agreement and school site purchase agreement would be required prior to City Council approval of the Plan.

b. Impact: The Rancho Santa Fe County Fire Department and the City of San Diego Fire Department would provide service to the project site. Sites for planned future fire stations have been reserved in the southern and northern villages. The future development areas and the perimeter properties would be approximately 2.5 miles from either an existing or planned future fire station; therefore, it is likely that acceptable response times would be met. However, a potential impact would occur if response times cannot be met.

b. Mitigation: City fire departments mayor may not be able to provide a first response to the subarea within six minutes. Service letters from the City of San Diego Fire Department shall be submitted when building permits are applied for. If the Fire Department cannot respond within six minutes, then building plans would include fire sprinkler systems, or other measures to the satisfaction of the Fire Department. Similar requirements would apply to all other development proposals in the subarea.

c. Impact: The project would affect City waste management programs and services; however, impacts could be minimized by incorporation of recycling and waste-reduction measures in project design. Services that will not be affected by the proposed project include recyclables and yard waste collection, and multifamily and commercial sectors refuse collection since these services would be provided by the private sector and not by City forces. This is considered a less than significant impact to the City's waste management services.

The amount of solid waste generated by the project represents a small increase of the solid waste disposed at Miramar Landfill. Implementation of the Plan would only incrementally shorten the life of the Miramar Landfill and would not affect the year 2006 closure schedule. These impacts are not considered significant. However, until additional landfills are sited, the approved Black Mountain Ranch II project, the Black Mountain Ranch future development areas and perimeter properties within Subarea I, and the rest of the Future Urbanizing area, as well as in other parts of the City, would contribute to a cumulative impact to solid waste disposal facilities.

c. Mitigation: For solid waste reduction, future single-family residential development within Subarea I shall comply with the City's recycling program. If the City curbside recycling has not been established for the project development, the homeowners association shall provide recycling containers and enter into an agreement with a recycling contractor to handle recyclable materials. The requirement for recycling bins or containers shall be included in the Design Review Guidelines for all projects and the Conditions, Covenants and Restrictions (CC&Rs). Refuse collection services for the commercial/industrial development, and multifamily residences shall be provided by the private sector, thereby not affecting City refuse collection forces. The City offers commercial/industrial waste reduction programs.

Future development will be required to develop a waste reduction/recycling plan addressing both construction phase as well as ongoing project impacts and specifying waste reduction measures that would be incorporated in project design to minimize solid waste impacts. Waste reduction and recycling measures to consider include:

1. Source reduction (on-site reuse of products);

2. Source separation and recycling (particularly during the construction phase of the project);

3. Provision of interior spaces for the storage of recyclable;

4. Landscaping with drought tolerant, preferable native species to minimize generation of yard waste; and

5. Use of recycled-content products in the construction of the proposed developments.

Additionally, the Plan must describe the location of exterior and interior storage areas for the collection of recyclables in multifamily residential and non-residential areas as required per Municipal Code Section 101.2001. The storage areas should be located in areas convenient for use by residents/tenants and service providers.

12. WATER CONSERVATION/DOMESTIC WATER/WASTEWATER

Impact: The project's contribution to the cumulative impact associated with water supplies would be reduced to a nominal level by the mitigation measures outlined below.

Mitigation: The following mitigation measures would be incorporated into future development project design guidelines to address cumulative water usage concerns.

1. Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas.

2. Provide lifts of low-clay content soil in landscaped areas to improve infiltration.

3. Reduce runoff potential from landscaped areas by using berming, raised planters, and drip irrigation systems.

4. Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated.

5. Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants.

6. Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design.

7. Provide information regarding water conservation measures to new residents at the time of lot purchase.

The Development Coordinator would review grading, landscape, and building permits to ensure the above measures have been noted on plans.